LOT 75
IN OR 879/760
PIRATES WOOD #4 UNR

DOUGLAS DAVID ALLEN
97248 PIRATES WAY
YULEE, FL 32097

**2025**

**43-3N-28-509D-0075-0000**

## BUILDING CHARACTERISTICS

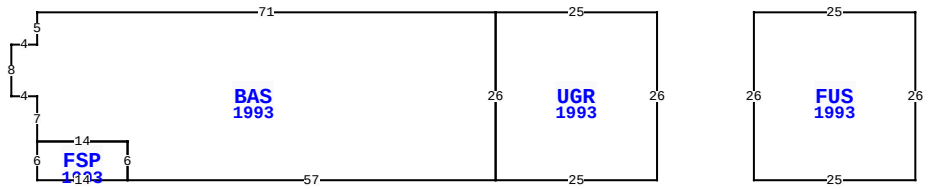
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 60 |
| Interior Wall | 05 | DRYWALL 40 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4032.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,794 | 100 | 1993 | 1,794 | 157,017 |
| FSP | 84 | 40 | 1993 | 34 | 2,975 |
| FUS | 650 | 100 | 1993 | 650 | 56,890 |
| UGR | 650 | 45 | 1993 | 292 | 25,556 |
| TOTALS | 3,178 | | | 2,770 | 242,439 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,770 | 85.2768 | 112.57 | 311,819 | 1983 | 1993 | 0 | 0 | 0 | 22.25 | 77.75 |

1 SNGL FAM – 100% - 1999 Heated Area: 2444 HX Base Yr 1999




97248 PIRATES WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 242,439 |
| TOTAL MARKET OB/XF VALUE | | 8,687 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 351,126 |
| SOH/AGL Deduction | | 206,944 |
| ASSESSED VALUE | | 144,182 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 93,460 |
| TOTAL JUST VALUE | | 351,126 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,567 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3354 | ADDITION | 23,750 | 05/05/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0879/0760 | 4/19/1999 | QC | Q | I | 01 | 100 |
| GRANTOR: DOUGLAS DEBORAH J | | | | | | |
| GRANTEE: DOUGLAS DAVID ALLEN | | | | | | |
| 0626/0569 | 5/17/1991 | WD | Q | I | 01 | 100 |
| GRANTOR: DOUGLAS DAVID ALLEN | | | | | | |
| GRANTEE: DOUGLAS DAVID & D J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W25 BAS=[YR=1993] W71 S5 W4 S8 E4 S7
FSP=[YR=1993] S6 E14 N6 W14 $ E14 S6 E57 N26 $ S26 E25 N26 $
PTR= E15 FUS=[YR=1993] E25 S26 W25 N26 $ W15 $ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0825 | BRICK | 0 | 100 | 0 | 0 | 160.00 | SF | 12.50 | 12.50 | 100 | 1986 | 1986 | 3 | 81 | 1,620 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 51.5 | 1,803 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 25 | 25 | 625.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 59.5 | 2,417 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 750.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 2,847 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,687

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 01/14/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS